

Town of Ipswich  
ZONING BOARD OF APPEALS

**AGENDA**

**August 20, 2020 @ 7:30 p.m.**

*This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link:*

Join Zoom Meeting

<https://us02web.zoom.us/j/84051082811?pwd=TGNlczZieTFtcE5hS1VESmtBMzFSdz09>

**Citizen Queries:**

**Continued Public Hearings:**

**26 Essex Road** (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April, May, June and July 2020 meetings)

**25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer** requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (continued from August 2018; all of 2019; March, April, May, June and July 2020 meetings)

**29 North Main St, Paul DeRonde/deRonde Family LLC** requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to sections XI.J and V. D Table of Use Regulations for a coffee and bakery shop (Assessor's Map 42A, Lot 128) located in the In Town Residential (IR) Zoning District. (continued from July 2020 meeting)

**3 Randall Road**, Keith Buchanan requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to Sections XI.J and XI.K and VI, Footnote 2 and of the Zoning Bylaw to reduce the side yard setback by less than 50% for construction of an 200 square foot deck at the rear of the existing home (Assessor's Map 37B, Lot 063) located in the Rural Residential A (RRA) Zoning District. (continued from July 2020 meeting)

**155 Linebrook Road**, William Rogers requests a **Special Permit and/or Variance** pursuant to, but not limited to Sections XI.J and XI.K and VI, Footnote 2 and of the Zoning Bylaw to reduce the side yard setback by less than 50% to construct a front porch (Assessor's Map 44, Lot 34) located in the Rural Residential A (RRA) Zoning District. (continued from July 2020 meeting)

**New Public Hearing:**

**306 Linebrook Road**, Stephen & Helen Ingemi requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to section XI.J and XI.K and V.D Table of use Regulations to convert a one-family dwelling to a two-family dwelling at 306 Linebrook Road (Assessor's Map 27D lot 10A) located in the Rural Residential A (RRA) Zoning District.

**15 Arrowhead Trail** Jake Rogers requests a Modification to a Special Permit issued 2.20.2020 pursuant to, but not limited to sections XI.J VI Table of Table of Dimensional and Density Regulations footnote 2 for a for an addition of a garage reducing the left side setback no greater than 50% of the required at (Assessor's Map 31B, Lot 021)

**Approval of Minutes 7.16.2020**

**Adjourn:**

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